

FOR SALE

State-of-the-Art cGMP-Qualified Solid Dosage Development and Manufacturing Facility



49 Mall Drive was purchased in 2015 by Ropack Pharma Solutions (RPS). RPS has made the strategic decision to market and sell its solid oral dosage development and manufacturing facility located at 49 Mall Drive, Commack, New York. This state-of-the-art 103,530 sq-ft. facility is located on Long Island, less than 50 miles from New York City and includes process development and commercial manufacturing suites, as well as full fit-out analytical laboratories.



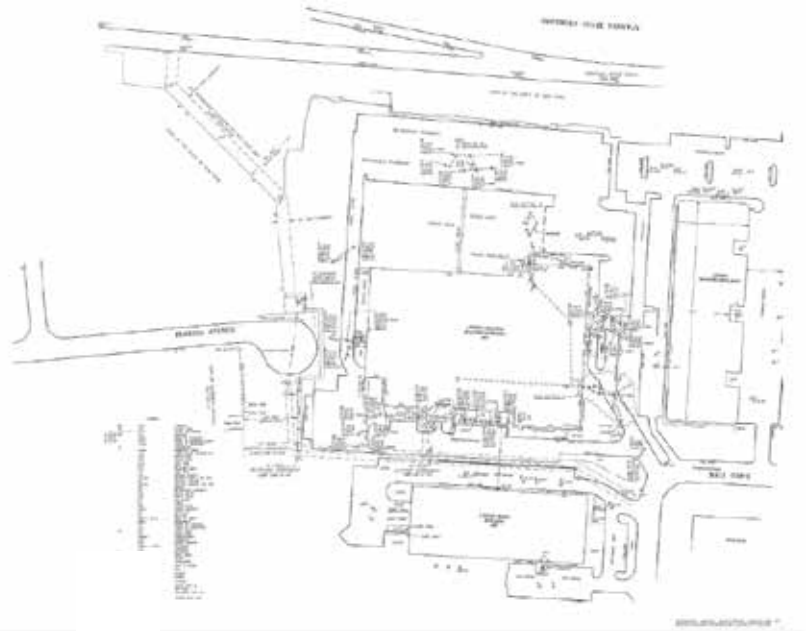
This facility has fully validated HVAC's, USP water system, compressed air, laboratories, warehouses and manufacturing clean rooms from a cGMP standpoint. Complete equipment train and laboratory devices allow the capacity to perform a wide range of cGMP activities from formulation development to mid-sized commercial productions.

Site location: 49 Mall Drive, Commack, NY 11725
1-855-733-7001

BUILDING SPECIFICATIONS

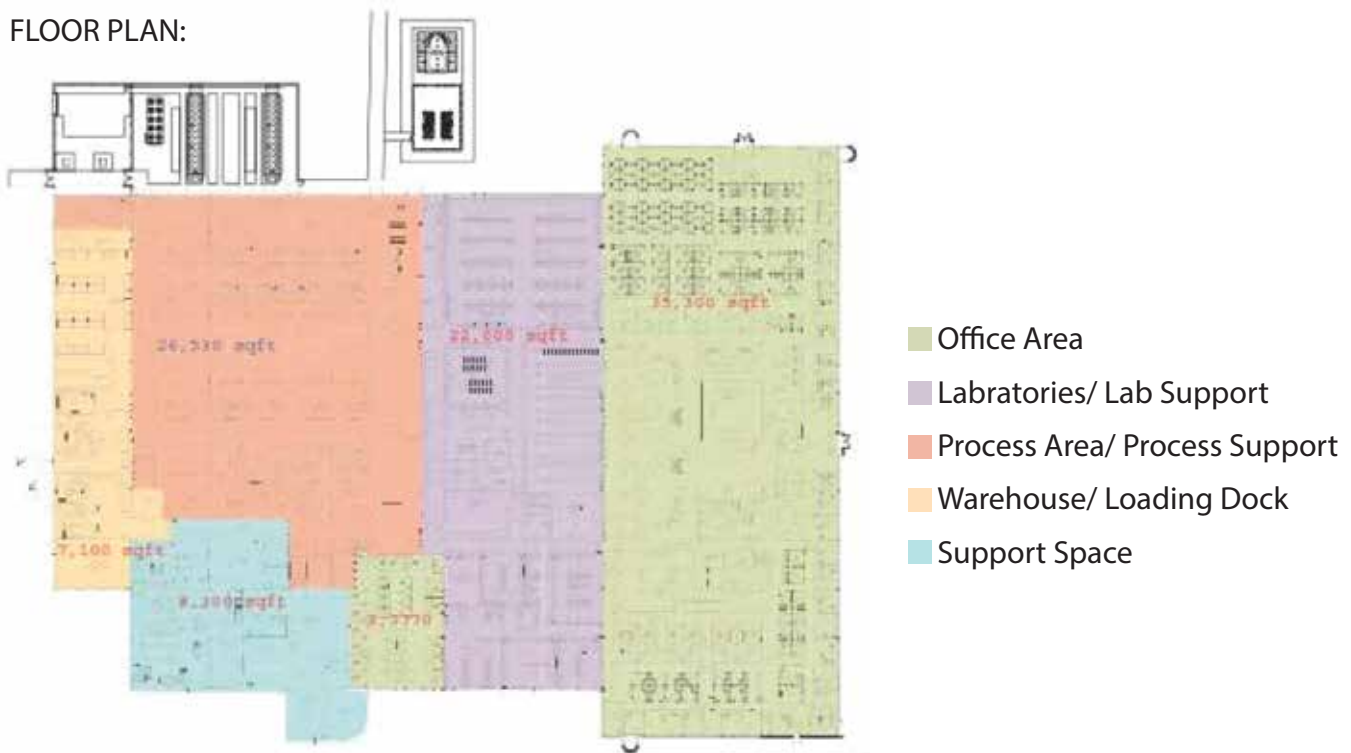


SURVEY:



Site location:
49 Mall Drive
Commack, NY 11725
Tel 1-855-733-7001

FLOOR PLAN:



BUILDING SPECIFICATIONS CONT.

Highlighted Features:

- cGMP compliant facility
- State-of-the-art solid dosage development and manufacturing suites and equipment , including 16 cGMP manufacturing suites
- Over \$50M in capital investments in the past 10 years
- Excellent regulatory history
- Temperature-and humidity-controlled production suites
- DEA Schedule II-V license
- Solid utility infrastructure, with an actual completed commissioning
- Up to 40,000 sq ft of warehouse expansion possible on available land
- Immediate, easy freeway access (I-495)

Key Departments:

- Formulation
- Process Development
- Clinical Manufacturing
- Commercial Manufacturing
- Analytical Development
- Pre-Formulation
- PR&D Project Management
- Quality Assurance

Building Utilization (square feet)

GMP Warehouse:	4,861
GMP Manufacturing:	22,075
Distribution:	1,474
Record Archives:	212
Office:	22,677
Cafeteria:	3,220
Conference/Training Rooms:	2,435
Laboratory:	23,519
Corridors/Restrooms/Other:	16,240
Mechanical:	6,645
Total:	103,358

Specifications:

LAND:	10.75 acres
LOADING:	2 loading docks
HEIGHT:	22'6" (warehouse)
ELECTRIC:	Service 1: 1600 Amp, 480/277 volt Service 2: 1600 Amp, 480/277 volt Service 3: 2000 Amp, 480/277 volt
HEATING:	Gas
UPS:	1 – Powerware Plus 225 (225 KVA) 2 - Powerware Plus 40 (40 KVA)
GENERATOR:	Kohler Diesel Generator (300 KW)

LABORATORIES



MANUFACTURING DEPARTMENT



MANUFACTURING DEPARTMENT



OFFICE SPACE



